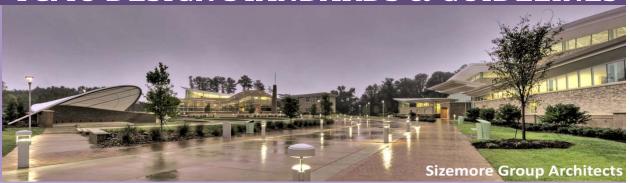
CITY OF RIVERDALE

TCMU DESIGN STANDARDS & GUIDELINES



TCMU DESIGN STANDARDS & GUIDELINES

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1. INTRODUCTION

In 2006, the City of Riverdale was the recipient of a Livable Centers Initiative (LCI) Grant aimed at helping foster greater livability, mobility, and accessibility. The City seized on this opportunity to plan for a "New Riverdale". The LCI effort focused on the creation of a new "Town Center" to include a City Civic Center complete with a City Hall building, Community Center and Amphitheater (Phase I), supported by a mixed-use commercial, office, and retail space as well as, residential housing (Phase II).

The Construction of Phase I of the civic components of the "New Town Center" was completed in October of 2010. In order to lay the ground work for the development of Phase II of the Town Center and other private development projects, the City recognizes that it is critical to establish guidelines and regulations to ensure a good quality livable sustainable environment, which aligns with the vision of the City and its residents.

2. OVERALL OBJECTIVE

The purpose of these design guidelines is to eliminate the ambiguity and uncertainty for the development community and ensure consistent environment and character. The overall objective of the design standards is to have a village atmosphere that is a safe, convenient, energetic, and attractive live, work, and play environment through the integration of uses and eclectic architecture. Therefore, the following building and design standards integrate land use, urban design, transportation, and architecture that make up the built environment, which address the following:

Development Orientation Setback Connectivity
Building Design Landscaping Lighting
Parking & Circulation Graphics Signs
Screening & Compatibility Sidewalks Height

3. APPLICABILITY

These Design Standards and Guidelines apply to all proposed development within the Town Center Mixed-Use District that is subject to Plan Approval. The TCMU, at its discretion, can approve minor deviations from the Design Standards if, in its opinion, such deviations contribute to the goals articulated in Section 6 more effectively than literal compliance with specific requirements. Applicants should clarify how proposed deviations further the goals of the Town as defined by the Guiding Principles. These Design Standards do not exempt applicants from obtaining all required permits and complying with all applicable building codes, laws, and regulations in force.

4. DEFINITIONS

Definitions in the City of Riverdale Zoning Code apply to these Design Standards and Guidelines.

5. APPLICATION REQUIREMENTS

Application for development within the District shall comply with the application requirements set forth in the City of Riverdale Zoning Code and shall include all information noted below:

- a)Completed application form,
- b)Development narrative including all uses, breakdown of square footage for each use, number of housing units and zoning summary,
- c)Location map with lot identification,
- d)Existing Site plan, including all existing structures, trees, topography, and easements, prepared by a licensed surveyor,
- e)Certified list of abutters,
- f)Photos of adjacent properties and other properties impacted by the development project,
- g)Proposed site plan, indicating project boundaries, building footprints, onsite and remote parking areas (where applicable), and topography,
- h)Building plans all levels including roof,
- i)Building elevations all sides including courtyards and interior lot elevations,
- j)Massing perspective sketches or renderings illustrating the key elements of the development proposal within its context,
- k)Proposed exterior lighting plan with photometric information,
- l)Proposed storm water management plan with rainwater calculations

The documents shall clearly differentiate between existing and proposed work by use of screened lines or color. Changes and revisions to subsequent submittals shall be prominently noted.

6. GUIDING PRINCIPLES

6.1 Support Mixed Use Development

The City of Riverdale has historically contained a mix of uses: residential, office, retail, transit, and governmental--that all contribute to the community center character. New mixed-use development should contribute to the overall mix of uses within the district to and support architectural design that marks Riverdale's identity. New residences, restaurants, and commercial development will bring people to downtown to shop, live, work, and engage in civic and cultural activities. Mixed-use development will add to the employment, residential, commercial and cultural opportunities and enrich the varied societal life of the Town Center Mixed-Use District. Together they create the livable and vibrant communities that the "Smart Growth" district is intended to promote.

6.2 Reinforce Broader Town Goals to Enliven the Downtown

New development should enhance the character of the City of Riverdale and its community amenities, including sidewalks, crosswalks, street trees, lighting, and pedestrian oriented spaces, and it should use these improvements to make connections to open spaces, public buildings and public transportation.

6. GUIDING PRINCIPLES

6.3 Balance Unity and Variety and Create Legibility

These design standards are intended to ensure that new buildings are compatible with the existing town center. It is in the City's interest to promote variety as well. The creative use of forms, materials and unique uses that give vitality to Riverdale's center is encouraged. Legibility of spaces is especially encouraged – a clear definition of public, semi-public, semi private, and private zones; residential, retail, commercial and public uses; usable open spaces and enclosed building volumes; and vehicular and pedestrian areas.

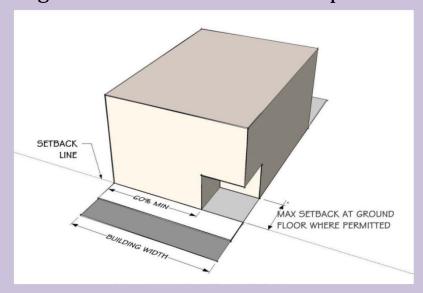
6.4 Promote Sustainable Development

Sustainable construction techniques and materials should be incorporated in new construction in the District. New buildings should seek to improve energy efficiency within the building. Water conservation and energy efficiency should be a central goal in the selection of building components and building systems.

7.1 Massing

7.1.1 Front Façade Setback

A minimum of 60% of front facades at ground level shall be located at the minimum setback line to reinforce the street line. When the space between the façade and setback line is specifically designed for pedestrian uses, such as outdoor dining, the maximum setback shall be permitted. Stepped back portions of the front façade at ground level are encouraged to articulate entries and provide variety.



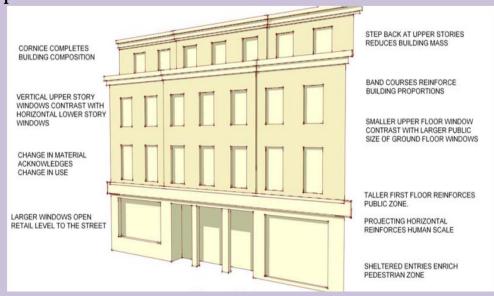
7.1 Massing

7.1.2 Building Step-Back Requirements

The front and rear facades of four story buildings shall step back a minimum of five (5) feet from the primary building face at either the second or fourth floor levels over 50% of their length, or offer alternative strategies for scaling the building height to the pedestrian must be offered. Where buildings abut a residential district, the side yard step-back shall be such that the maximum building envelope is bounded by a line projected from the property line at a 1 to 2 ratio (63.4°).

7.1 Massing

7.1.3 Mixed use buildings shall use proportions to give legibility to building uses including cornices to complete the building composition, a change in materials acknowledging a change in use, larger windows that are open the first floor to the street, a step-back at upper stories reduces building mass, a band course reinforces building proportions, a smaller upper floor window contrasting with larger public size of ground floor windows, a taller first floor reinforces the public zone, and sheltered entries enrich the pedestrian zone.



7.1 Massing

- 7.1.4 Minimum required side setback yard, zero. In order to achieve a continuous front building edge in the district, side yards between adjoining buildings shall be minimized to the greatest extent possible.
- 7.1.5 Individual buildings should use human-scaled/pedestrian oriented architectural features. Individual buildings should clearly articulate the first story and primary entrances, with display windows encouraged for retail stores. The ground floor should be clearly delineated from the upper stories and the upper floors from the top of the front facade roof line. Large blank walls in pedestrian areas greater than 35 feet in length and large monolithic box-like structures should be avoided. Larger buildings should be designed to divide the mass of the facility to create a visual impression of a series of smaller buildings or sections. Windows, doors, shutters, columns, masonry detailing, and variations in the front roof line, building wall recesses and variations in colors and materials should be used to break up the mass of a single building.

7.1 Massing

- 7.1.6 A principal building shall be oriented to address and be nearly parallel to a primary street (nearly parallel means within 15 degrees of being parallel).
- 7.1.7 Residential facades, elevations, and entrances shall be oriented towards the street to maximize visual appearance and pedestrian access.
- 7.1.8 New residential structures shall generally be built to the same front and side setbacks as other neighboring buildings.

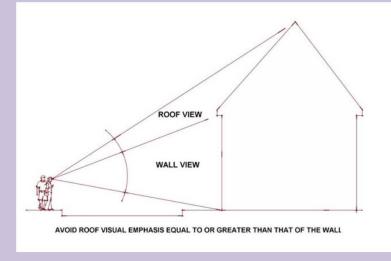
7.2 Appearance

- 7.2.1 Projecting bays, recesses, and cornices are encouraged at all floor levels to define proportions noted above. Building façades over 40' in length are required to have a change in plane articulated by projecting or recessed bays, balconies, or setbacks.
- 7.2.2 Horizontal elements such as belt courses, projecting cornices, canopies, and step backs should be combined with vertical elements such as recesses, projecting bays, parapets and vertically aligned windows. Projected elements 2 feet and less may be located within the setback areas. Projections into the public right-of-way shall comply with the requirements of the City of Riverdale Zoning Code.
- 7.2.3 Façade elements shall continue around to all sides of buildings visible from the street. Elements can be simplified at the rear of buildings to clarify a front/back hierarchy.

7.2 Appearance

7.2.4 Rooftop mechanical equipment shall be set back from building facades so that it is not visible from street views, screened from view behind parapets or enclosed within architectural elements that integrate it into the building design. Screening elements shall incorporate sound control devices or construction that mitigates equipment noise. Roofs shall not be visible from street views, except that mansard roofs may be used at the top floor of three or four story buildings. For any buildings, visible roofs shall not exceed walls in their respective visible proportions from street

views.



7.2 Appearance

7.2.5 Franchise Architecture, distinctive building design that is trademarked or identified with a particular chain or corporation and is generic in nature, shall not be allowed in the TCMU: To maintain the unique character of the TCMU, buildings shall not be branded using an architectural style of a company. Franchises or national chains may adapt their architectural style to follow these Design Standards and Guidelines, to create a building that is compatible with the TCMU.

7.3 Entries

7.3.1 Entries are to be clearly articulated with projecting canopies or recesses for convenience, way-finding, and to activate the street front and pedestrian spaces. Residential and commercial entries shall be separated.

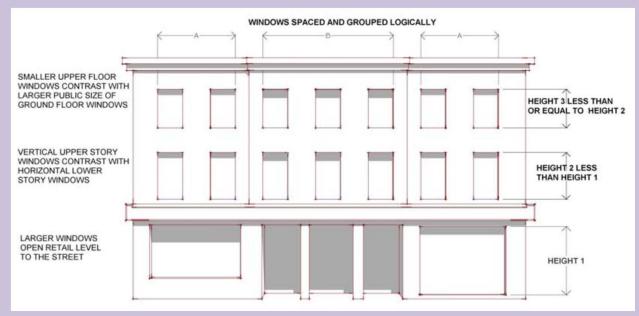


7.3 Entries

- 7.3.2 Retail and commercial entries will face a public sidewalk and are to be primarily transparent to reinforce the public nature of the ground floor uses, and they are to be flanked by primarily transparent façade elements to reinforce this perception.
- 7.3.3 Lighting and signage shall be integrated into the entry design to reinforce the public nature of the entry.
- 7.3.4 Entries to upper floor residential and commercial uses are encouraged on commercial streets, but shall not interrupt the perceived continuity of the commercial streetscape.

7.4 Fenestration

7.4.1 Fenestration shall reinforce the dominant horizontality for commercial uses and a dominant verticality for residential uses to give legibility to different uses. Windows shall be spaced and grouped logically, smaller upper floor windows shall contrast with larger public size of ground floor windows, vertical upper story windows shall contrast with horizontal lower story windows, and larger windows shall exist on the lower level to the street.



7.4 Fenestration

7.4.2 Ground floor commercial and retail uses shall be a minimum of 60% glass. The view into the first floor commercial or retail windows shall be maintained with a view into the sales floor or seating area. View windows shall not be blocked. Merchandise displays shall not include full-height backdrops that block the view. Transom windows above view windows and doors are encouraged. Upper floor residential and commercial uses shall have relatively less glass area to emphasize the public nature of the street-front uses. Glass shall be clear, or reflective only to the extent that such reflectivity reduces interior heat. Mirror glass is not permitted. No appliqués or other such deliberate screening shall be permitted. Signage on glass shall be as permitted in the Sign Ordinance.

7.4 Fenestration

- 7.4.3 Upper story windows are generally smaller than storefront windows at street level, are spaced at regular intervals and give scale and texture to the street edge formed by building facades: For any new installation or replacement of upper story windows, the new/replacement windows shall be clear/non tinted glass. Windows shall not be blocked, boarded up, or reduced in size, unless otherwise required by code for securing a vacant structure. At least 25 percent of the second and third floor building frontages (as measured from floor to ceiling) shall be window glass.
- 7.4.4 Protecting ground floor fenestration and defining commercial street fronts with overhanging awnings or canopies is encouraged. Operable windows and doors onto balconies and terraces at upper floor uses are encouraged.

7.5 Materials

- 7.5.1 Allowed exterior finishes include, but are not limited to brick, stone, cast stone or other finished masonry, cementitious panels, glass, metal, wood, and cellular PVC trim.
- 7.5.2 Prohibited materials include vinyl siding and EIFS, although these materials may be used on facades not visible from the primary commercial streets provided such materials are detailed and installed in such a manner as to be consistent with the intent of these Design Standards and Guidelines.

7.5 Materials

- 7.5.3 Changes in materials are encouraged to reinforce the massing requirements noted above. When change in material or colors occur, they shall articulate the difference between public and private uses, upper floors and lower floors.
- 7.5.4 Materials shall continue around to all sides of buildings, which are visible from the street or public parking areas. Elements can be simplified at the rear of buildings to clarify a front/back hierarchy.
- 7.5.5 Blank facades are not permitted. Changes in material, which are accompanied by a change in plane, vertical and / or horizontal elements shall be used to provide a pedestrian scale in areas where windows and doors are not functionally required.

7.6 Building Height

- 7.6.1 Building Height shall be a minimum of three stories and a maximum of four stories, with an overall limitation of six stories excluding mechanical and elevator penthouse excluding mechanical and elevator penthouse enclosures.
- 7.6.2 Height Variation will apply to all building that are attached or adjacent within a block and should be similar in height to the greatest extent feasible. The planning staff may require the upper stories of a building that will be taller than the average building height on a block to be recessed further back from the front build-to line. The above height limitations and restrictions do not prohibit the use of an architectural feature such as a tower, cupola, etc., located above the roof line, provided the feature is in character with the architecture of the building and area; the total height of the building and feature does not exceed six stories (plus mechanical/elevator penthouse); and the feature is not designed or used for placement of elevated wall signs.

8.1 Building Placement

- 8.1.1 Free-standing, single use buildings which are not a part of a larger development are discouraged.
- 8.1.2 Pedestrian circulation should be an integral part of the initial site layout.
- 8.1.3 Buildings should be arranged to create view corridors between pedestrian destinations within and adjacent to the site including building entrances, open space or parks.
- 8.1.4 Development should provide breaks between buildings at mid-block and should have pedestrian amenities such as walkways, benches, etc.

8.2 Street

- 8.2.1 Streets are encouraged to be in a grid design to encourage cohesive connections to adjoining neighborhoods and retail centers.
- 8.2.2 The maximum block size in each district shall be a length no greater than 450' and a width no greater than 450', with a block perimeter no greater than 1800 feet.
- 8.2.3 Ideal length-width ratio for the blocks is no greater than 2:1.
- 8.2.4 Any block side longer than 500 feet shall be broken up by a public right-of-way allowing, at least, through pedestrian connections.
- 8.2.5 Local Street Mixed Use/Commercial Streets shall have one travel lane one each side and on-street parallel parking on both sides. This type is recommended for mixed use areas with street front retail/commercial on both sides.

8.2 Street

- 8.2.6 Local Streets in Residential areas shall have one travel lane on each side with one street parallel parking on at least one side. This street is recommended for areas with primary residential uses.
- 8.2.7 Boulevard/Main Entryways into the Town Center shall have a center median with landscaped plantings.
- 8.2.8 The corners of street intersections, particularly gateway and site entries, should be distinguished by special landscape or architectural treatments.
- 8.2.9 Development that abut existing developments which are not a part of the Town Center District, should respect the surrounding development.

8.3 Sidewalks

- 8.3.1 Sidewalks shall be constructed in the right-of-way on both sides of the streets serving the town center district with a minimum width of 12 to 15 feet. A minimum usable sidewalk width of 15 feet shall be required for all Church Street right-of-way and a minimum usable sidewalk width of 12 feet shall be required for all other street right-of-way within the town center district. A pedestrian access easement shall be required for at least a 7 foot clear zone section of sidewalk that extends beyond the right-of-way. The sidewalks in the district shall be constructed to a uniform design standard for the district approved by the planning staff.
- 8.3.2 Sidewalks shall not interrupt the continuity of existing sidewalk materials and dimensions. However, recessed entries and widened sidewalks devoted to outdoor uses, such as dining, can receive special materials and articulation that give spatial definition to these functions.
- 8.3.3 Amenities that increase the comfort of pedestrian movement along sidewalks such as lighting, projecting canopies, and street trees are required.

8.3 Sidewalks

- 8.3.4 Usable open spaces adjoining sidewalks that create activated pedestrian areas for dining, farmers markets, etc. are encouraged, especially those in the vicinity of public uses.
- 8.3.5 Improvements to adjacent crosswalks, curbing, and sidewalks to accommodate increased pedestrian activity associated with new developments are encouraged.
- 8.3.6 All interior vehicular surface areas between parking and building entrances must provide designated pedestrian walkways across them. Where walkways cross travel lanes in parking lots, they shall be clearly designated through the use of special paving or pavement marking to emphasize the need for driver caution.
- 8.3.7 Sidewalk paving patterns shall be continued across driveways that cross the sidewalk in order to emphasize the need for driver caution.

8.3 Sidewalks

- 8.3.8 Brick pavers for the sidewalk shall be Medium Ironspot 77 in Herringbone Pattern and Desert Ironspot for the soldier courses.
- 8.3.9 Pedestrian walkways through parking lots shall be separated from vehicle lanes with curbing, landscape strips, decorative walls, or similar means.
- 8.3.10 Paved pedestrian crosswalks are required at the intersection of any two local streets within the TCMU.
- 8.3.11 A paved intersection and raised crosswalk is encouraged at these locations.
- 8.3.12 All pedestrian crosswalks shall be laid with Vehicular pavers in a herringbone pattern.
- 8.3.13 The pavers used for crosswalks shall be Medium Ironspot 77 and Desert Ironspot 77 for the soldier courses.

8.4 Driveways and Parking

- 8.4.1 Driveways shall not interrupt the continuity of sidewalks and pedestrian spaces. Curb cuts shall be located away from the primary commercial streets whenever possible, preferably on side streets and alleys.
- 8.4.2 Parking lots shall not face primary commercial streets or be located in front of buildings. Parking areas should be located behind or beside buildings.
- 8.4.3 Parking lots behind buildings shall be aggregated across property lines wherever possible to maximize the efficiency of the paved space and minimize the number of curb cuts and driveways.
- 8.4.4 Continuous pedestrian networks are encouraged within and adjacent to parking lots to connect building entrances and public sidewalks.
- 8.4.5 Bio-swales and other natural drainage areas are encouraged within surface parking lots.

8.4 Driveways and Parking

- 8.4.6 Each parking space shall not exceed 9' in width and 18' in length, the maximum driveway width shall be limited to 24'.
- 8.4.7 Below grade parking is encouraged, especially where existing changes in grade make on-grade access possible while allowing economical structuring of buildings above. Ramping must be incorporated within the building envelope or below grade.
- 8.4.8 Parking areas that abut lots in residential districts shall be screened from view by fencing, planting, or both and conform to landscaping requirements in paragraph 8.5.
- 8.4.9 Shared parking plans are encouraged between developments.
- 8.4.10 All parking areas and driveways must be designed to maximize pedestrian and vehicular safety.

8.4 Driveways and Parking

- 8.4.11 The minimum pavement width of any driveway shall be 24 feet for two-way traffic and 15 feet for one-way traffic with angled parking spaces.
- 8.4.12 On-site deck parking structures are encouraged where the topography is advantageous, provided the exterior finishes of the structure are compatible with the building.
- 8.4.13 Parking structures must be designed such that parked automobiles are screened from view from public roads by buildings, landscaping, walls, or other attractive physical elements.
- 8.4.14 Parking structures shall be compatible in appearance with other structures on site and may be integrated into commercial or office buildings.
- 8.4.15 All exposed parking deck facades should be designed similar to adjacent buildings.

8.5 Landscaping

- 8.5.1 Providing street trees that continue the planting plan established by the City of Riverdale is encouraged.
- 8.5.2 Landscaping shall be used to enhance entrance drives, parking areas, and pedestrian-oriented spaces, such as plazas.
- 8.5.3 Landscaping shall be used to break up and provide variation along building facades at the pedestrian level.
- 8.5.4 Landscaping shall be used to accentuate the building's primary entrance. Hanging plants, potted plants, and wall planters can be used if a landscaped strip is not feasible.
- 8.5.5 Landscaping, in conjunction with fences and walls, shall be used to screen undesirable public views, such as loading docks, maintenance areas, or storage yards.

8.5 Landscaping

- 8.5.6 Landscaping at retail frontages should be minimal and not interfere with the connection between the sidewalk and interior uses. Landscaping to define commercial entries or outdoor dining areas shall not interfere with the continuity of the sidewalks. Landscaping to define residential entries shall not compete with or overwhelm the continuity of the retail frontages.
- 8.5.7 Landscaping that creates usable public open space, or continues existing public open space, is encouraged, providing it does not interrupt the continuity of retail frontages or disengage buildings from the sidewalk in commercial areas.
- 8.5.8 Wherever possible plantings shall be native species that require minimal irrigation and fertilizer. Planting of invasive species is prohibited.
- 8.5.9 Healthy existing trees with a minimum 6" caliper and large canopy shall be identified.

8.5 Landscaping

- 8.5.10 Landscaping in parking areas is required one tree in a minimum 50 square foot planting area for every 5 cars. Landscaping to buffer parking lots from adjoining residential areas is required.
- 8.5.11 Surface parking lots shall be screened from all abutting public streets using the following standards:
 - a)A four-foot high solid curved masonry or stonewall; or a four-foot high metal tube or solid metal bar fence located at the street right-of-way line (property line), with or without masonry pier supports, with a minimum three-foot wide landscaped area along either side of the fence.
 - b)The landscaped area shall be planted with three evergreen shrubs and one deciduous shade tree per 30 feet of frontage. In the case where the landscaping is provided on the street side of the fence, the fence may be set back three feet from the right-of-way line to allow for the required landscaping.
 - c)A corner opening is recommended for fenced in parking lots to allow a pedestrian walk through. A fence run shall be terminated by turning the corner and tapering the fence down.
 - d)Curbing is recommended instead of wheel stops within the parking lot.

8.5 Landscaping

8.5.12 Interior parking lot landscaping in which more than 10 parking spaces are required the following shall be provided: One landscaped island or peninsula (162 square feet in area at least 9 feet in width) for every 10 parking spaces or portion thereof, unpaved, but concrete curbed, filled with suitable topsoil and covered with either grass, groundcover, or mulch. No less than one shade tree shall be provided in each landscaped island or peninsula. Shrubs should be planted to effectively screen parked cars. Planting intervals should result in the elimination of gaps between shrubs within 2 ½ years. Shrubs should be tall enough to screen headlights. Any parking lot landscaping provided shall be maintained in good order. All plant materials shall be watered, fertilized, pruned, kept free from weeds and litter, and replaced if diseased, injured, or dead, consistent with good horticultural practices.

8.6 Lighting

- 8.6.1 Façade lighting and architectural lighting shall articulate building uses and entries and reinforce the public nature of the sidewalk and building frontage.
- 8.6.2 Lighting along street fronts shall reinforce rather than compete with the continuity of the City's street lighting. If the sidewalk includes street trees, streetlights shall be located between the trees so that the tree canopy does not interfere with illumination coverage.
- 8.6.3 Lighting in parking areas and at the side and rear of buildings abutting adjoining properties should be designed to cut off light at the property line.
- 8.6.4 Lighting should contribute to public safety by lighting entries, exits, and adjacent open spaces.
- 8.6.5 Lighting incorporated into signage, or illuminating signage, must conform with sign requirements.

8.6 Lighting

- 8.6.6 All lighting shall be oriented downward and otherwise conform to "dark skies" standards. Uplighting is permitted to light a primary entrance when the light fixture is mounted under an architectural element (e.g. roof, cornice, walkway, entryway or overhanging non-translucent eaves) so that the uplight is captured.
- 8.6.7 Prohibited lighting includes neon or other edge-glowing sources, mercury vapor, low-pressure sodium, high-pressure sodium, searchlights, and flashing or changing light sources.

8.7 Utility Areas and Utilities

- 8.7.1 Loading docks, dumpsters, mechanical equipment, and utility meters shall be located at the rear or side of buildings where they are not visible from primary commercial streets and do not interrupt the continuity of the sidewalk and building facades.
- 8.7.2 When loading docks, dumpsters, and mechanical equipment cannot be located within buildings they shall be screened by elements compatible with the architecture of the building.
- 8.7.3 Where possible and feasible, shared loading areas, dumpsters, and mechanical equipment shall be incorporated into the design.
- 8.7.4 No above ground electrical lines or utility cables will be permitted.
- 8.7.5 Burial of overhead utility lines, adjacent to new development will be required.

8.8 Drainage and Storm Water Management

- 8.8.1 Storm water management systems shall incorporate "Best Management Practices" (BMP) as prescribed by the US Department of Environmental Protection Agency, in addition to employing Low Impact Development (LID) strategies. BMP/LID means and methods should be carefully integrated within the site design approach with a goal of decentralizing storm water management systems to the greatest extent practical and minimizing environmental impact of new development. The specific goals of the BMP/LID measures should be mitigation of post-development downstream impacts and achieving the highest level of water quality for all storm water runoff.
- 8.8.2 Systems and the designed approach for storm water management should include elements such as infiltration chambers, landscaped swales, infiltration trenches, dry-wells, permeable pavements, and other runoff controlling features that in combination serve to achieve BMP/LID goals.
- 8.8.3 A storm water Operations and Maintenance Plan shall be submitted *at the time of application* for all Development Projects to ensure compliance with the City of Riverdale Zoning Code. The plan shall include a map of the proposed system specifying the parties responsible for the system, a map of the system, easements required, and a schedule for maintenance tasks.

8.8 Drainage and Storm Water Management

- 8.8.4 All water from roofs and paved areas shall be retained on site, where possible, and recharged into the ground, or incorporated into a recovery system for use as on-site irrigation, gray water flushing, etc.
- 8.8.5 Pervious paving is recommended, along with landscaping and pervious landscaped areas.
- 8.8.6 Sites shall be graded as necessary to prevent ponding of water.
- 8.8.7 The following materials should not enter storm drains: household waste, pet waste, oils of any kind, paint and/or paintbrushes, pesticides and/or fertilizers, grass clippings and other yard waste, heavy metals or hazardous substances, fill material including dirt or concrete.
- 8.8.8 Developments more than 2 acres shall require retention areas for storm water management. Detention ponds are prohibited.

8.9 Street Furniture

- 8.9.1 The planning staff may require the developer to provide benches, trash receptacles, bollards, and/or bicycle racks to serve the business on the right-of-way abutting the business. The type of street furniture shall meet the uniform design standard for the district as approved by the planning staff.
- 8.9.2 Attractive low maintenance landscaping geared to scale of development in the district and urban conditions shall be incorporated into the designated open space and parking areas of the lot to the greatest extent feasible. Acceptable plantings shall include trees planted in locations with sufficient growing space to reach full maturity, hedges, flower beds, planters, fountains, etc. An irrigation system shall be provided to ensure long-term survival of the plantings.
- 8.9.3 A minimum five foot wide clearance area shall be maintained at all points on the sidewalk fronting the building to accommodate pedestrian movement.

8.10 Bicycle Parking

- 8.10.1 For parking areas of 6 spaces or more, bicycle parking shall be provided at 5 percent of the amount of required automobile parking spaces. Bicycle parking may be used to reduce the amount of vehicular parking spaces otherwise required.
- 8.10.2 Bicycle parking equipment shall be compatible in color and style with the color and style of the principal building on the site.
- 8.10.3 Bicycle parking shall be placed in a location that is convenient, accessible, sheltered and well lit. Safe access to and from bikeways (or, where none exists, the right-of-way) is required.
- 8.10.4 Bicycle parking shall be in plain view of the main entry of the principal building on the site. If site constraints require that bicycle parking is placed elsewhere, signs shall direct bicyclists to the parking area.
- 8.10.5 Bicycle parking shall be placed such that it does not interfere with on-site pedestrian and vehicular traffic.

8.11 Fences and Walls

- 8.11.1 Fences, with or without masonry piers, shall be constructed of metal tubes or solid metal bars.
- 8.11.2 Fences shall not exceed a height of four feet.
- 8.11.3 Chain-link fences are prohibited.
- 8.11.4 Walls shall not exceed a height of four feet.
- 8.11.5 Masonry or stone walls are recommended for screening, sitting, or for use as independent architectural elements.

8.12 Dumpster Enclosures

8.12.1 Enclosures should be higher than the dumpster. Bollards help protect the enclosure. Dumpster should not be taller than their screening.

8.13 Gateways and Markers

- 8.13.1 Gateway elements (landscaped sign, monument, or other marker) shall be placed at key entry points.
- 8.13.2 The gateway markers should be distinct, easily recognizable, and harmonious with the Town Center character. Approval from the city is required.

9.1 Exterior Signs

- 9.1.1 Signage shall be provided to identify residential and non-residential. Signs shall be made of natural materials or have a natural appearance.
- 9.1.2 A residential-only development or the residential component of a mixed-use development project shall be permitted one sign at each principal entrance to the site. The sign shall identify the name and address of the development and shall not exceed 16 square feet.
- 9.1.3 Each mixed-use development project in the District may include a primary storefront sign, a storefront cantilevered sign, a display window sign, and an awning, or some combination thereof.

9.1 Exterior Signs

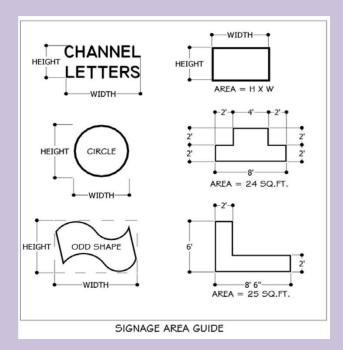
- 9.1.4 Signs on buildings should not obstruct elements such as cornices, arches, lintels, pediments, windows, pilasters, etc.
- 9.1.5 Signs in the District should be designed primarily to be visible to pedestrians or slow moving vehicular traffic. Wording should be kept to a minimum and the use of logos is encouraged.
- 9.1.6 No sign maker labels or other identification (including UL label), are permitted on the exposed surfaces of signs, except as may be required by the building code. If required, such labels or other identification shall be in an inconspicuous location.
- 9.1.7 Awnings that are used to provide signage should be standardized by height above grade, type, size, materials, colors, illumination, and method of installation, across the building façade and within the block to the largest extent practical.

9.2 Primary Storefront Signs

9.2.1 A primary storefront sign shall be located within a sign band beginning approximately 8 to 15 feet above the finish floor level. When a tenant has elevations fronting on different sides of a building, the tenant may have a primary storefront sign on each façade. Wall signs in multi-tenanted buildings shall be placed within the same sign band. The placement of wall signs on individual buildings shall respect the sign band on adjacent buildings.

9.2 Primary Storefront Signs

9.2.2 The total sign area for the primary storefront sign shall not contain more than two square feet of sign area for each linear foot of storefront. Sign area shall be calculated by creating a box around the main body of the primary sign. The storefront lease line width multiplied by two equals the maximum sign area in square feet, and may not exceed 75 square feet.



9.2 Primary Storefront Signs

9.2.3 Signage above the sills of the second story windows shall be confined to painted or applied letters on the window glass, provided that such signs advertise the organizations therein. Signage is not permitted on continuous, horizontal "curtain wall" type windows in upper stories.

9.3 Storefront Cantilevered Signs

- 9.3.1 Each tenant will be allowed to construct and install a cantilevered ("blade sign"), installed perpendicular to the building façade, not in excess of eight (8) square feet as measured on one face of the sign. Any such storefront cantilevered sign shall not count toward the total allowable area of signage on a single façade.
- 9.3.2 One storefront cantilevered sign will be allowed per tenant on each elevation of a building with a customer entrance. The sign shall be attached to the tenant storefront at a minimum 8' 6" above finish floor level.
- 9.3.3 Each storefront cantilevered sign may be externally illuminated with two integrated lights (one light on each sign face or panel). The sign may be square, round, elliptical, or other shape. Formed plastic, injection molded plastic, and internally illuminated panels are prohibited.
- 9.3.4 Signs on the inside or outside surface of display windows may be permitted provided, however, that such signage shall not cover more than ten percent (10%) of the display window area and shall be lighted only by building illumination (white, non-flashing).

9.4 Awnings

- 9.4.1 Awnings shall be made of fire resistant, water repellent marine fabric (e.g. canvas) or may be constructed of metal or glass. Vinyl or vinyl-coated awning fabric will not be permitted.
- 9.4.2 Patterns, graphics and stripes are encouraged.
- 9.4.3 Continuous, uninterrupted awning spans are not permitted. Fixed awnings shall not span numerous bays, windows, or store fronts. The awnings should delineate storefronts on a multi-tenant building.
- 9.4.4 Internally illuminated awnings are not permitted, except that down lighting that is intended to illuminate the sidewalk may be provided under the awning. All lighting under a canopy shall be cutoff or recessed, with no lens dropping below the horizontal plane of the canopy. The light source shall not illuminate or cause the awning to "glow".
- 9.4.5 Backlit awnings are not permitted.
- 9.4.6 Bull-nosed awning styles are not permitted.

9.5 Prohibited Sign Types

The following sign types are prohibited in the TCMU:

- 9.5.1 Signs employing luminous plastic letters are prohibited.
- 9.5.2 Signs or lights that move, change, flash, or make noise are prohibited. Such prohibition shall include commercial balloon devices, high-powered searchlights and signage expressed or portrayed by emitted light, digital display or liquid crystal display. Where permitted, indicators of time or temperature may move.
- 9.5.3 Box style cabinet signs or "can" signs are prohibited, whether internally illuminated or not.
- 9.5.4 Signs utilizing paper, cardboard, Styrofoam, stickers, or decals hung around, on or behind storefronts, or applied to or located behind the storefront glazing are prohibited.

9.5 Prohibited Sign Types

- 9.5.5 Any imitation of official traffic signs or signals is prohibited.
- 9.5.6 Directories shall not be located outside of the buildings.
- 9.5.7 Roof, pole, billboard, or pylon signs are prohibited.
- 9.5.8 Inflatable figures and/or signs are prohibited, whether movable or stationary.
- 9.5.9 Off-premise signs, signs with flashing lights or bare bulbs, co-op signs, rotating signs, monopole signs, automatic changeable copy signs, and bench signs are prohibited.